

# LONDON- WEST MIDLANDS ENVIRONMENTAL STATEMENT

## Volume 5 | Technical Appendices

CFA2 | Camden Town and HS1 Link  
**Community data (CM-001-002)**  
Community

November 2013

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Department  
for Transport

High Speed Two (HS2) Limited has been tasked by the Department for Transport (DfT) with managing the delivery of a new national high speed rail network. It is a non-departmental public body wholly owned by the DfT.

A report prepared for High Speed Two (HS2) Limited.

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# 1 Introduction

- 1.1.1 The community appendix for the Camden Town and HS1 Link community forum area (CFA2) comprises:
- community impact assessment record sheets for construction (Section 2);
  - community impact assessment record sheets for operation (Section 3); and
  - open space survey/public rights of way (PRoW) survey results (Section 4).
- 1.1.2 Maps referred to throughout the community appendix are contained in the Volume 5, Community Map Book.

## **2 Community impact assessment record sheets - construction**

## 2.1 Residential properties on A5202 St Pancras Way, Baynes Street and Wrotham Road

Table 1: Residential properties on A5202 St Pancras Way, Baynes Street and Wrotham Road community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on A5202 St Pancras Way, Baynes Street and Wrotham Road</b>
<b>Community forum area (CFA)</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on A5202 St Pancras Way, Baynes Street and Wrotham Road, as shown on Map CM-01-006, 6D (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 20 properties on A5202 St Pancras Way, Baynes Street and Wrotham Road are predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects on views south from A5202 St Pancras Way and Wrotham Road, and views north from flats on Baynes Street.</p> <p>Noise: there will be significant noise associated with construction activities for periods of between one and seven months.</p> <p>These effects arise from construction activities at St Pancras Way/Baynes Street (north) and (south) satellite compounds and works associated with the replacement of St Pancras Way and Baynes Street Bridges.</p> <p>Duration: periods of between one and seven months.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual effects from visual and noise effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse - significant effect on residents due to loss of amenity.



## 2.2 Residential properties on Randolph Street

Table 2: Residential properties on Randolph Street community impact assessment record sheet

Resource name	Residential properties on Randolph Street
CFA	Camden Town and HS1 Link (CFA2)
Resource type	Residential properties
Resource description/profile	Residential properties on Randolph Street, as shown on Map CM-01-006, C6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 10 residential properties on Randolph Street are predicted to experience in-combination effects arising from significant visual and noise effects during the construction works for the replacement of Randolph Street Bridge. These are expected to result in a loss of amenity for residents.</p> <p>Visual: there will be significant visual effects on views north from Randolph Street.</p> <p>Noise: there will be significant noise associated with construction activities for periods of between three and 12 months.</p> <p>These effects are associated with construction activities at the Randolph Street (north) and (south) satellite compounds which will be used for the replacement of the Randolph Street Bridge.</p> <p>Duration: periods of between three and 12 months.</p>
Assessment of magnitude	Medium: as residents will be affected by significant residual effects from visual and noise effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

## 2.3 Residential property on A503 Camden Road

Table 3: Residential property on A503 Camden Road community impact assessment record sheet

<b>Resource name</b>	<b>Residential property on A503 Camden Road</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	One residential property at 110 Camden Road.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: the replacement of the Camden Road Rail Bridge will require the demolition of one residential property.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/occupier(s) of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owner(s).
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

## 2.4 Residential properties on A503 Camden Road and Royal College Street

Table 4: Residential properties on A503 Camden Road and Royal College Street community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on A503 Camden Road and Royal College Street</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties on A503 Camden Road and Royal College Street, as shown on Map CM-01-006, C6 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 10 properties on A503 Camden Road and Royal College Street are predicted to experience in-combination effects arising from significant visual and noise effects during the construction works for the replacement of Camden Road Bridge. These are expected to result in a loss of amenity for residents.</p> <p>Visual: there will be significant visual effects on views north-west from the junction of A503 Camden Road and Royal College Street.</p> <p>Noise: there will be significant noise effects associated with construction activities for a duration of three months.</p> <p>These effects are associated with construction activities at the Camden Road (north) and (south) satellite compounds which will be used for civil engineering at the A503 Camden Road/Royal College Street Bridge.</p> <p>Duration: effects expected to coincide over three months.</p>
<b>Assessment of magnitude</b>	Low: as residents will be affected by significant residual effects from visual and noise effects and these will coincide for a short period (less than six months).
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Moderate adverse- significant effect on residents due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect on residents due to loss of amenity.

## 2.5 Camden Gardens

Table 5: Camden Gardens community impact assessment record sheet

<b>Resource name</b>	<b>Camden Gardens</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Camden Gardens is an area of green space used as a local play/recreational space surrounded by mature trees. It is located between A400 Camden Street and A400 Kentish Town Road, as shown on CM-01-006, B6 (Volume 5, Community Map Book). It is surrounded on all sides by busy roads and has the North London Line (NLL) Viaduct running through it on an overbridge, although the two parts of the gardens are linked and function as a single resource.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary loss of land</b>	<p>Impact: the open space will be temporarily required for the construction of the Proposed Scheme.</p> <p>The construction works for the replacement of Kentish Town Road Bridge are expected to take place over one year and one month. Camden Street Bridge satellite compound will occupy a 4m-wide strip of the Gardens adjacent to the viaduct. In addition the construction activity will mean that at certain points during the construction phase, including the replacement of overhead lines from the southern part of the gardens, parts of the gardens will not be accessible and users will not be able to use the link under the bridge between the north and south parts of the gardens.</p> <p>The land required for construction of the Proposed Scheme at this location will be relatively small – up to 10% of the gardens – and the remainder of the gardens will remain open during the whole period of construction activity.</p> <p>Restitution of the gardens following construction will be undertaken in consultation with the London Borough of Camden (LBC) and may provide opportunities to benefit users.</p> <p>Duration of impact: one year and one month.</p>
<b>Assessment of magnitude</b>	Medium: the construction works will bisect the gardens and diminish the area available for recreation and impair its function, but the resource will remain open.
<b>Relevant receptors</b>	Users of Camden Gardens.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: an open space assessment carried out for LBC in 2006 classed Camden Gardens as an open space of high quality and high value<sup>1</sup>.</p> <p>There are relatively few alternative open spaces locally. The open space at Castlehaven Community Centre (approximately 300m to the west) is the closest alternative. It is considered, however, that the use of the gardens is very localised (it is popular with dog walkers).</p> <p>The Gardens are a moderately well used community resource. Open space surveys undertaken in Spring 2013 on Sunday 19 May (08:00-18:00, warm and cloudy with sunny intervals, 18°C) and on Thursday 23 May (08:00-18:00, cool and cloudy with sunny intervals, 11°C) at two locations in the Gardens recorded 25-27 users in each of three hours surveyed and eight users in the fourth one-hour survey period<sup>2</sup>. Among these users, walking/dog walking was the most popular activity.</p>
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to temporary loss of land.

<sup>1</sup> LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, Camden Council, London. Quality relates to a range of criteria including quality of facilities and levels of maintenance; value relates to the accessibility, level and type of use and wider benefits (to people and the environment).

<sup>2</sup> It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

<b>Resource name</b>	<b>Camden Gardens</b>
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will work with LBC to provide improvements to wayfinding from the area around Camden Gardens to Regent's Canal which will provide an alternative recreation facility for those who use Camden Gardens for dog walking, partially offsetting the temporary effects identified. Removal of the fence at the Baynes Street Nature Reserve (following appropriate approval) will also improve access to nearby open space.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to temporary loss of land.
<b>Impact 2: loss of amenity</b>	<p>Impact: Camden Gardens are predicted to experience in-combination effects arising from significant visual and construction traffic effects during the construction of the Camden Road Bridge replacement, resulting in a loss of amenity.</p> <p>Visual: there will be significant visual effects on views north from Camden Gardens for the duration of the works.</p> <p>Construction traffic: there will be significant effects due to an increase in heavy goods vehicle (HGV) movements on A400 Kentish Town Road.</p> <p>These effects are associated with construction activities at the Camden Street Bridge satellite compound which will be used for civil engineering at the A503 Camden Road Bridge.</p> <p>Duration: one year and one month.</p>
<b>Assessment of magnitude</b>	Medium: as users will be affected by significant residual effects from visual and construction traffic effects.
<b>Relevant receptors</b>	Users of Camden Gardens.
<b>Assessment of sensitivity of receptor(s) to impact</b>	<p>Medium: an open space assessment carried out for LBC in 2006 classed Camden Gardens as an open space of high quality and high value<sup>3</sup>.</p> <p>The Gardens are a moderately well used community resource. Open space surveys undertaken in Spring 2013 on Sunday 19 May (08:00-18:00, warm and cloudy with sunny intervals, 18°C) and on Thursday 23 May (08:00-18:00, cool and cloudy with sunny intervals, 11°C) at two locations in the Gardens recorded 25-27 users in each of three hours surveyed and eight users in the fourth one-hour survey period<sup>4</sup>. Among these users, walking/dog walking was the most popular activity.</p> <p>There are relatively few alternative open spaces locally. The open space at Castlehaven Community Centre (approximately 300m to the west) is the closest alternative. It is considered, however, that the use of the Camden Gardens is very localised (it is popular with dog walkers).</p>
<b>Significance rating of effect</b>	Moderate adverse- significant effect on community facility due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	No mitigation proposed.
<b>Residual effect significance rating</b>	Moderate adverse- significant effect on community facility due to loss of amenity.

<sup>3</sup> LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, Camden Council, London. Quality relates to a range of criteria including quality of facilities and levels of maintenance; value relates to the accessibility, level and type of use and wider benefits (to people and the environment).

<sup>4</sup> It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

## 2.6 Residential properties on A400 Kentish Town Road

Table 6: Residential properties on A400 Kentish Town Road community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on A400 Kentish Town Road</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Four residential properties on A400 Kentish Town Road (two at 51 Kentish Town Road and 53 and 53a Kentish Town Road).
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: the replacement of the A400 Kentish Town Road Bridge and work on the NLL Viaduct will require the demolition of the residential properties.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five residential properties will be demolished.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owners.
<b>Residual effect significance rating</b>	Minor adverse- due to land required for the construction of the Proposed Scheme (not significant).
<b>Impact 2: loss of amenity</b>	Impact: residents of approximately 10 properties are predicted to experience in-combination effects arising from visual, noise and construction traffic effects during the construction phase, resulting in a loss of amenity. The widening of the Kentish Town Road Bridge and nearby works to widen the NLL Viaduct will generate in-combination effects.  Visual: there will be significant visual effects associated with views south of works from properties on A400 Kentish Town Road.  Noise: there will be significant noise associated with construction activities for approximately four months.  Construction traffic: there will be significant increase in HGV movements on A400 Kentish Town Road.  These effects are associated with construction activities on the Kentish Town Road Bridge and at the NLL Viaduct to Kentish Town satellite compound which will be used for civil engineering works during the widening on the north side of the NLL Viaduct for an approximate 130m section to the west of A400 Kentish Town Road.  Duration: effects are expected to coincide during four months.
<b>Assessment of magnitude</b>	High: residents will be affected by significant residual effects from visual, noise and construction traffic effects.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss of amenity.

<b>Resource name</b>	<b>Residential properties on A400 Kentish Town Road</b>
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss of amenity.

## 2.7 Ivy House Dental Practice

Table 7: Ivy House Dental Practice community impact assessment record sheet

<b>Resource name</b>	<b>The Ivy House Dental Practice</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	This community resource at 51 Kentish Town Road, as shown on CM-01-006, B6 (Volume 5, Community Map Book), provides services to private and National Health Service (NHS) patients.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: the widening of the Kentish Town Road Bridge will require the demolition of the Ivy House Dental Practice.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	High: the resource is completely closed/compromised and unusable for its intended purpose.
<b>Relevant receptors</b>	Patients and staff of the dental practice.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Low: there are other dental practices nearby, approximately 300m to the north and south: Associated Dental Practice is located on A400 Kentish Town Road and NW1 Dental Care on A503 Camden Road. As of May 2013, these practices were accepting appointments from new patients, indicating that some local capacity is available.
<b>Significance rating of effect</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for facility owner(s).
<b>Residual effect significance rating</b>	Moderate adverse- significant effect due to land required for the construction of the Proposed Scheme.



## 2.8 Residential properties at Hawley Wharf

Table 8: Residential properties at Hawley Wharf community impact assessment record sheet

Resource name	Residential properties at Hawley Wharf
CFA	Camden Town and HS1 Link (CFA2)
Resource type	Residential properties
Resource description/profile	New residential properties at Hawley Wharf, as shown on Map CM-01-007, I6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: demolition	Impact: the widening of the NNL Viaduct will require the demolition of a nine-storey block of 60 residential properties, which are part of the planned development of Hawley Wharf.  Duration of impact: permanent.
Assessment of magnitude	High: permanent loss of more than 25 residential units.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Proposed mitigation options for significant effects	No mitigation. Compensation only for residential property owners.
Residual effect significance rating	Major adverse- significant effect due to land required for the construction of the Proposed Scheme.
Impact 2: loss of amenity	Impact: residents of approximately 20 properties on the Hawley Wharf development site and properties at Hawley Road are predicted to experience in-combination effects arising from visual and noise effects, during the construction phase, resulting in a loss of amenity.  Visual: there will be significant visual effects associated with views south from properties at the proposed Hawley Wharf development and Hawley Road.  Noise: there will be significant noise associated with construction activities for approximately two months.  These effects are associated with the demolition of a nine-story residential block of 60 properties, which is part of the development planned at Hawley Wharf. The demolition is itself required to enable the construction works to widen the NLL Viaduct.  Duration: approximately two months.
Assessment of magnitude	Low: residents will be affected by significant residual effects from visual and noise effects for a short period of time (less than six months).
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Moderate adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Moderate adverse- significant effect on residents due to loss of amenity.

## 2.9 Hawley Primary School

Table 9: Hawley Primary School community impact assessment record sheet

<b>Resource name</b>	<b>Hawley Primary School</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	Hawley Primary School will be a new single form entry primary school and nursery. The development site (LBC Planning Reference 2012/4628/P) is located at Hawley Wharf, as shown on Map CM-01-007, I6 (Volume 5, Community Map Book). Hawley Infant School is currently located at Buck Street and this will be closed in summer 2016, with Hawley Primary School due to open in autumn 2016.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary loss of land</b>	<p>Impact: the NLL (north) satellite compound from which works to widen the NLL Viaduct will be undertaken will be partly situated on land that forms part of the site of the new Hawley Primary School. The land required for construction of the Proposed Scheme is on land identified for a multi-use games area (with the school's attenuation tank underneath) and adjacent outside green space, both in the southern part of the school site.</p> <p>The majority of construction activity to widen the NLL Viaduct will take place from outside the school boundary. Works to widen the viaduct piers will need to be undertaken from within the school grounds. This will be undertaken outside school hours. This will avoid impacts on the functioning of the school.</p> <p>Duration of impact: up to three years.</p>
<b>Assessment of magnitude</b>	Negligible: as the resource can continue to function for its intended purposes.
<b>Relevant receptors</b>	Pupils and staff of Hawley Primary School.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: schools are highly valued resources. The school will be used on a daily basis. No alternatives have been identified.
<b>Significance rating of effect</b>	Minor adverse- effect due to temporary loss of land (not significant).
<b>Proposed mitigation options for significant effects</b>	No mitigation required. HS2 Ltd will work closely with Hawley Primary School and LBC to agree a schedule of works.
<b>Residual effect significance rating</b>	Minor adverse- effect due to temporary loss of land (not significant).
<b>Impact 2: permanent loss of land</b>	<p>Impact: the NLL Viaduct will be widened as it passes alongside the new Hawley Primary School. The widened structure will require a narrow strip of land along the southern boundary of the school for the placement of piers to support the NLL Viaduct. The outdoor play space (including the multi-use games area) will be reconfigured to make use of additional land that will be available after the construction activity has been completed. This will enable outdoor play space at the school to be retained.</p> <p>Duration: permanent.</p>
<b>Assessment of magnitude</b>	Negligible: reconfiguration of the outdoor play space will mean that there is no impact on the ability of the school to use this resource.
<b>Relevant receptors</b>	Pupils and staff of Hawley Primary School.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: schools are highly valued resources. The school will be used on a daily basis. No alternatives have been identified.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not

<b>Resource name</b>	<b>Hawley Primary School</b>
	significant).
<b>Proposed mitigation options for significant effects</b>	No mitigation identified.
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant).
<b>Impact 3: loss of amenity</b>	<p>Impact: the new Hawley Primary School is predicted to experience in-combination effects arising from significant visual and noise effects during the construction phase (specifically, the demolition of the new residential dwellings adjacent to the school site), resulting in a loss of amenity. The demolition work is expected to take approximately two months.</p> <p>The construction works to widen the NLL Viaduct are not expected to generate in-combination effects.</p> <p>Visual: there will be significant visual effects from views south of the demolition activity for the duration of the works.</p> <p>Noise: there will be significant noise effects associated with the demolition works for a duration of approximately two months.</p> <p>Duration: approximately two months.</p>
<b>Assessment of magnitude</b>	Low: as users will be affected by significant residual effects from visual and noise effects for a short period.
<b>Relevant receptors</b>	Pupils and staff of Hawley Primary School.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: schools are highly valued resources. The school will be used on a daily basis. No alternatives have been identified.
<b>Significance rating of effect</b>	Moderate adverse- significant effect on community facility due to loss of amenity.
<b>Proposed mitigation options for significant effects</b>	HS2 Ltd will work closely with Hawley Primary School to identify reasonable practicable measures to mitigate the residual significant amenity effects, including discretionary measures identified in the draft Code of Construction Practice (CoCP) <sup>5</sup> .
<b>Residual effect significance rating</b>	Moderate adverse- significant effect on community facility due to loss of amenity.

<sup>5</sup> Volume 5: Appendix CT-003-000

## 2.10 Castlehaven Community Centre

Table 10: Castlehaven Community Centre community impact assessment record sheet

<b>Resource name</b>	<b>Castlehaven Community Centre</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Community facility
<b>Resource description/profile</b>	<p>Castlehaven Community Centre is located on Castlehaven Road in Camden Town and houses the Castlehaven Community Association<sup>6</sup>. The association was established in 1985 by a group of local residents concerned about the lack of local facilities for children and older people. The Castlehaven campus is four acres and delivers services to approximately 10,000 people every year.</p> <p>The Castlehaven campus comprises three community buildings (community centre, youth centre and charity shop), flood lit sports pitch, two small halls, dance studio, recording studio, group cooking facilities and space for office hire.</p> <p>The centre is open for use by Castlehaven Community Association projects from 09:30-21:30 during the week and accessed by other organisations during the weekend. The Castlehaven Community Association is involved in a wide range of projects including: Youth Time Bank, HELPS Over 50yr, Haven Youth Club, environmental projects, Littlehaven Under 5's Drop-In and intergenerational work.</p>
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: the potential for in-combination effects arising from significant air quality, visual, noise and construction traffic effects during the construction phase, which may result in a loss of amenity, have been assessed.</p> <p>No air quality, visual or noise effects associated with works at the Chalk Farm Road satellite compound, which will be used for civil engineering works for the Chalk Farm Road Bridge replacement, have been identified at Castlehaven Community Centre.</p> <p>Construction traffic: there will be significant traffic effects associated with an increase in HGV movements along Castlehaven Road.</p> <p>Duration: no coincident significant effects.</p>
<b>Assessment of magnitude</b>	Not applicable (N/A): only one significant effect.
<b>Relevant receptors</b>	Users of the Castlehaven Community Centre.
<b>Assessment of sensitivity of receptor(s) to impact</b>	N/A
<b>Significance rating of effect</b>	No in-combination effects (not significant).
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	No in-combination effects (not significant).

<sup>6</sup> Castlehaven Community Association; Castlehaven Community Centre; [www.castlehaven.org.uk](http://www.castlehaven.org.uk); Accessed: 1 October 2013

## 2.11 Regent's Canal

Table 11: Regent's Canal community impact assessment record sheet

<b>Resource name</b>	<b>Regent's Canal</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Open space and recreational PRoW
<b>Resource description/profile</b>	Regent's Canal is located to the north of Euston Station. The Regent's Canal is part of the Canal Industries archaeological priority area. The canal creates a linear corridor from east to west across LBC. The canal is used by recreational craft and has regional historical significance for London. The adjacent canal towpath is used by walkers and cyclists.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: the potential for in-combination effects arising from air quality, visual, noise and construction traffic effects during the construction phase, which may result in the loss of amenity, have been assessed.</p> <p>Visual: there will be significant visual effects associated with views of the works to install an external walkway, new track and overhead line equipment (OLE) on the Chalk Farm Viaduct over the market stalls of Camden Lock Village. The existing view already contains the railway viaduct, trains and OLE; the works will introduce highly visible new features into the view, but these will be largely characteristic of the present view (Viewpoint 04.3.036).</p> <p>No air quality, noise or construction traffic effects have been identified at the Regent's Canal.</p> <p>Duration: no coincident significant effects.</p>
<b>Assessment of magnitude</b>	N/A: only one significant effect.
<b>Relevant receptors</b>	Users of the Regent's Canal.
<b>Assessment of sensitivity of receptor(s) to impact</b>	N/A
<b>Significance rating of effect</b>	No in-combination effects (not significant).
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	No in-combination effects (not significant).

## 2.12 Residential properties on A502 Chalk Farm Road and Castlehaven Road

Table 12: Residential properties on A502 Chalk Farm Road and Castlehaven Road community impact assessment record sheet

Resource name	Residential properties on A502 Chalk Farm Road and Castlehaven Road
CFA	Camden Town and HS1 Link (CFA2)
Resource type	Residential properties
Resource description/profile	Residential properties on A502 Chalk Farm Road and Castlehaven Road, as shown on Map CM-01-007, H6 (Volume 5, Community Map Book).
Assessment year	Construction phase (2017+)
Impact 1: loss of amenity	<p>Impact: residents of approximately 20 properties on A502 Chalk Farm Road and Castlehaven Road are predicted to experience in-combination effects arising from significant visual, noise and construction traffic effects during the construction works for the replacement of Chalk Farm Road Bridge. These are expected to result in a loss of amenity for residents.</p> <p>Visual: there will be significant visual effects on views south-east from A502 Chalk Farm Road of construction activities.</p> <p>Noise: there will be significant noise effects associated with construction activities for a duration of approximately nine months.</p> <p>Construction traffic: there will be significant traffic effects associated with HGV construction traffic using A502 Chalk Farm Road.</p> <p>These effects are associated with construction activities at the Chalk Farm Road satellite compound which will be used for civil engineering works for the replacement of Chalk Farm Road Bridge.</p> <p>Duration: effects are expected to coincide during approximately nine months.</p>
Assessment of magnitude	High: as residents will be affected by significant residual effects arising from changes to visual, noise and construction traffic effects.
Relevant receptors	Owners/occupiers of the residential properties.
Assessment of sensitivity of receptor(s) to impact	High: as these are residential receptors.
Significance rating of effect	Major adverse- significant effect on residents due to loss of amenity.
Proposed mitigation options for significant effects	No further mitigation of amenity effects.
Residual effect significance rating	Major adverse- significant effect on residents due to loss of amenity.

## 2.13 Camden's markets

Table 13: Camden's markets community impact assessment record sheet

<b>Resource name</b>	<b>Camden's markets</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Community facilities
<b>Resource description/profile</b>	Camden's markets serve a role locally and are a recognised tourist destination in London. They are an important part of the community in Camden, acting to provide a local centre, but with national and international appeal. The main markets are Camden Lock Market, Stables Market and Camden Lock Village Market, comprising over 1,000 shops and stalls.
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: temporary loss of land</b>	<p>Impact: construction works associated with the demolition and replacement of Chalk Farm Road Bridge are predicted to cause some disruption to market stall holders and users; this is described in Volume 2, CFA Report 2, Section 10 (Socio-economics).</p> <p>During a three week period (late December 2019 and early January 2020) a section of A502 Chalk Farm Road could potentially be closed to vehicles, although pedestrian access will be maintained, where possible, for the majority of the construction phase.</p> <p>Whilst scaffolding is being installed, some market stall operators in the Stables Market near Chalk Farm Road Bridge may suffer restricted, or loss of, access for a few days. Following the installation of the scaffolding, operators will be able to continue their business throughout the construction works, which are expected to take nine to 12 months. During a period of several weeks, pedestrians will be rerouted along a protected walkway to maintain their access to the markets; access for delivery vehicles will be disrupted for periods of a few hours at a time (the programme is to be managed and agreed with market operators). Other access points will remain open.</p> <p>Duration of impact: several weeks.</p>
<b>Assessment of magnitude</b>	Negligible: as the construction works will not affect the ability of the market as a whole to function. In the context of approximately 1,000 shops and stalls, only a small proportion of the stalls in the market will be affected and for short periods.
<b>Relevant receptors</b>	Market stall operators and users of Camden's markets.
<b>Assessment of sensitivity of receptor(s) to impact</b>	Medium: considering Camden's markets as a whole, the resource is valued locally and there are no similar alternatives nearby.
<b>Significance rating of effect</b>	Negligible- effect due to temporary loss of land (not significant).
<b>Proposed mitigation options for significant effects</b>	N/A
<b>Residual effect significance rating</b>	Negligible- effect due to temporary loss of land (not significant).

## 2.14 Residential properties on Juniper Crescent

Table 14: Residential properties on Juniper Crescent community impact assessment record sheet

<b>Resource name</b>	<b>Residential properties on Juniper Crescent</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential properties
<b>Resource description/profile</b>	Residential properties at the western end of Juniper Crescent, as shown on Map CM-01-007, F6 (Volume 5, Community Map Book).
<b>Assessment year</b>	Construction phase (2017+)
<b>Impact 1: loss of amenity</b>	<p>Impact: residents of approximately 10 properties at the western end of Juniper Crescent are predicted to experience in-combination effects arising from significant visual and noise effects during the construction works for the HS1-HS2 Link portal. These are expected to result in a loss of amenity for residents.</p> <p>Visual: there will be significant visual effects on views west of construction activities for the duration of the construction works.</p> <p>Noise: there will be significant noise effects associated with construction activities for a duration of approximately seven months.</p> <p>These effects are associated with construction activities at HS1-HS2 Link portal main compound which will be used for the construction of the HS1-HS2 Link tunnel portal.</p> <p>Duration: effects are expected to coincide during approximately seven months.</p>
<b>Assessment of magnitude</b>	Medium: as residents will be affected by significant residual effects arising from visual effects and noise.
<b>Relevant receptors</b>	Owners/occupiers of the residential properties.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Major adverse- significant effect on residents due to loss amenity.
<b>Proposed mitigation options for significant effects</b>	No further mitigation of amenity effects.
<b>Residual effect significance rating</b>	Major adverse- significant effect on residents due to loss amenity.



## 2.15 Residential property on Regent's Park Road

Table 15: Residential property on Regent's Park Road community impact assessment record sheet

<b>Resource name</b>	<b>Residential property on Regent's Park Road</b>
<b>CFA</b>	Camden Town and HS1 Link (CFA2)
<b>Resource type</b>	Residential property
<b>Resource description/profile</b>	One residential property at 200 Regent's Park Road.
<b>Assessment year</b>	Construction phase (2017+) extending into operation phase (2026+)
<b>Impact 1: demolition</b>	Impact: the construction works for the HS1-HS2 Link portal will require the demolition of one residential property at 200 Regent's Park Road.  Duration of impact: permanent.
<b>Assessment of magnitude</b>	Negligible: as fewer than five properties will be demolished.
<b>Relevant receptors</b>	Owner(s)/occupier(s) of the residential property.
<b>Assessment of sensitivity of receptor(s) to impact</b>	High: as these are residential receptors.
<b>Significance rating of effect</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).
<b>Proposed mitigation options for significant effects</b>	No mitigation. Compensation only for residential property owner(s).
<b>Residual effect significance rating</b>	Minor adverse- effect due to land required for the construction of the Proposed Scheme (not significant at a community level).

### 3 **Community impact assessment record sheets - operation**

- 3.1.1 Within the study area no significant effects on residential properties, community facilities or open space and recreational PRow during operation have been identified within the assessment; accordingly no community impact assessment record sheets are presented here.

## 4 Open space survey/public rights of way survey results

### 4.1 Survey process

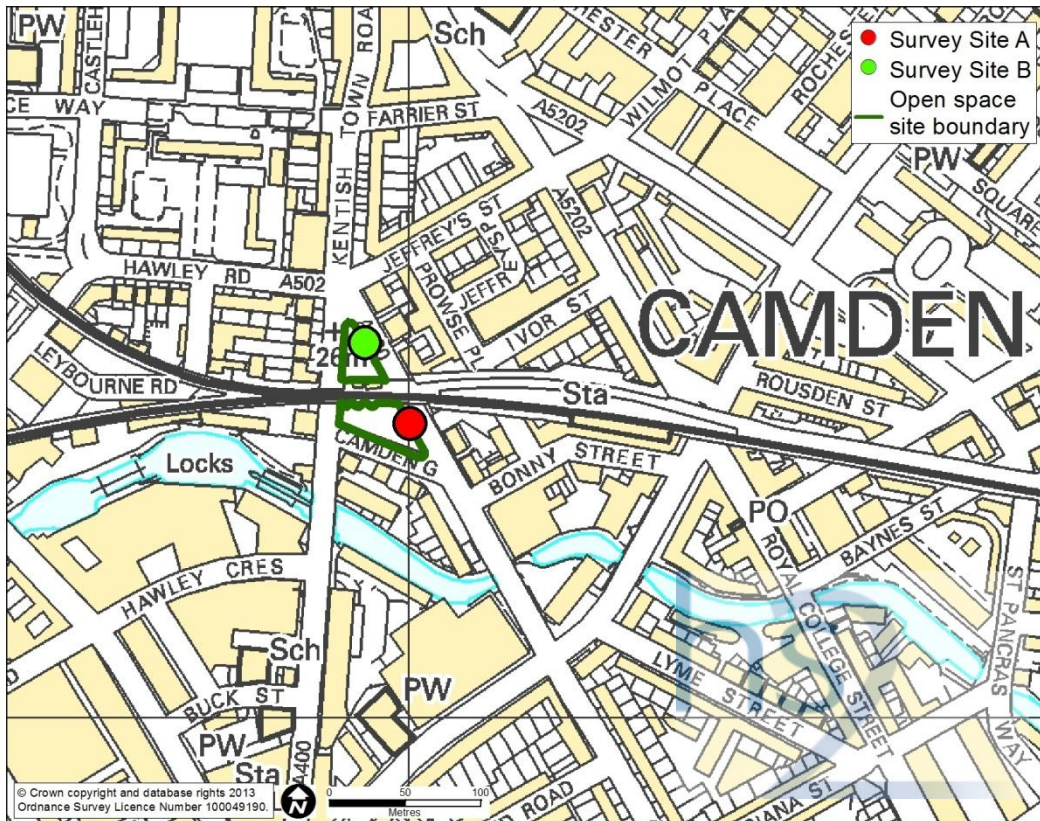
- 4.1.1 Open space and PRoW surveys have been undertaken to collect primary survey data on the use of open spaces and promoted walks, cycleways, bridleways or byways that may be affected by the Proposed Scheme. The information collected helped to identify the sensitivity of the open spaces and promoted routes and their users to potential losses, isolation or and/or amenity effects.
- 4.1.2 For the open space surveys, a consistent sample frame has been used. This includes a minimum of four 15min surveys on a weekend day during the summer season 2012 and a minimum of four 15min surveys on a weekday during the autumn season 2012. Summer surveys were designed to capture peak usage while the weekday surveys were designed to capture more typical usage. Some surveys also took place during late spring 2013 (where the need for a survey arose after the main survey programme). The 15min surveys of open spaces were undertaken between the hours of 08:00 and 18:00 at weekends and 07:00 and 19:00 on weekdays, with timing chosen to capture peak usage. Weather conditions were recorded during each survey and the undertaking of surveys during adverse weather conditions, including rain and abnormally cold/inclement weather, was avoided.
- 4.1.3 Within the study area no significant effects for PRoW have been identified within the assessment; accordingly no user surveys of PRoW are presented here.

## 4.2 Camden Gardens, London Borough of Camden

### Site overview

- 4.2.1 Surveys were undertaken at the northern and southern edges of Camden Gardens off Camden Street.

Figure 1: Site overview for Camden Gardens



#### 4.2.2 Camden Gardens<sup>7</sup> overview:

- typology: parks and gardens;
- facilities and/or assets on site: gated site comprising grass and planting (shrubs, trees and flower beds);
- size of site: 0.2ha;
- owned/managed by: LBC;
- local context: urban; and
- any classifications or standards: N/A.

- 4.2.3 Camden Gardens, established in the early 19th century, is located in a triangle of land next to A400 Camden Street and A400 Kentish Town Road and lies within a residential area. The open space is crossed by the NLL Viaduct on which an existing railway runs.

<sup>7</sup> London Gardens Online; Camden Gardens; [www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM015](http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM015); Accessed: 10 June 2013.

An open space assessment carried out for LBC in 2003 classed Camden Gardens as an open space of high quality and high value<sup>8</sup>.

### Relationship between the site and the Proposed Scheme

- 4.2.4 The gardens will lie within the land required temporarily for the construction of the Proposed Scheme. The construction works will bisect the gardens but the resource will remain open.

### Survey dates and times

- 4.2.5 Surveys were undertaken as follows.

- 4.2.6 Spring:

- sites A and B - Sunday 19 May 2013, four 15min periods between 08:00 and 18:00 (warm, cloudy with sunny intervals, 18°C); and
- sites A and B - Thursday 23 May 2013, four 15min periods between 07:00 and 19:00 (cool, cloudy with sunny intervals, 11°C).

- 4.2.7 These sites were identified after the summer and autumn 2012 surveys had taken place, once information on the land required for the construction of the Proposed Scheme became available. As a result, surveys were undertaken in spring/summer 2013.

Table 16: Open space survey times

Site A (south)		Site B (north)	
Weekend survey (19 May 2013)	Weekday survey (23 May 2013)	Weekend survey (19 May 2013)	Weekday survey (23 May 2013)
09:24-09:39	09:49-10:04	09:07-09:22	09:31-09:46
11:22-11:37	11:05-11:20	11:05-11:20	10:49-11:04
14:01-14:16	13:08-13:23	13:40-13:55	12:51-13:06
15:31-15:46	15:01-15:16	15:15-15:30	14:45-15:00

### Survey sites and zones

- 4.2.8 Surveys were undertaken at two locations overlooking Camden Gardens. Site A was located in the north-east area of the gardens off Camden Street. Site B was located approximately 60m south-east of site A in the south-east area of Camden Gardens.

<sup>8</sup> LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, Camden Council, London. Quality relates to a range of criteria including quality of facilities and levels of maintenance; value relates to the accessibility, level and type of use and wider benefits (to people and the environment).

Table 17: Open space - Survey sites, zones and duration of survey period

Name	Location	Survey Duration	Frequency
Survey site A	In CFA2, at the south-eastern part of Camden Gardens, off A400 Camden Street.	15min	Four times each on the weekend and weekday day.
Survey site B	In CFA2, at the northern part of Camden Gardens, off A400 Camden Street.	15min	Four times each on the weekend and weekday day.

## Key findings and observations

### Total number of users by use type

- 4.2.9 At site A 26 people were observed during the weekend survey and 27 people during the weekday survey (over a surveying period of one hour in total).
- 4.2.10 At site B 25 people were observed during the weekend survey and eight people during the weekday survey. Again, these were over a surveying period of one hour.

Table 18: Total number of users

	Informal recreation						Formal/organised active recreation						Numbers of users for all use types by survey date/time
	Walking/dog walking	Running	Cycling	Sitting/relaxing/ picnicking	Child play areas	Other (specify)	Pitch based sports <sup>9</sup>	Court based sports <sup>10</sup>	Golf/putting	Water based sports <sup>11</sup>	Noisy sports <sup>12</sup>	Other (specify)	
Spring surveys – site A													
Weekend [19 May 2013, 08:00-18:00]	21	1	0	3	1	0	0	0	0	0	0	0	26
Weekday [23 May 2013, 07:00-19:00]	26	1	0	0	0	0	0	0	0	0	0	0	27
Spring surveys – site B													
Weekend [19 May 2013, 08:00-18:00]	23	0	0	2	0	0	0	0	0	0	0	0	25
Weekday [23 May 2013, 07:00-19:00]	7	0	0	1	0	0	0	0	0	0	0	0	8

### Comparative trends

- 4.2.11 Usage was highest during the weekday survey at site A, and lowest during the weekday survey at site B. Overall, usage was higher at site A during both the weekend

<sup>9</sup> For example, football, cricket, rugby

<sup>10</sup> For example tennis, squash, bowls

<sup>11</sup> For example, swimming, sailing, canoeing, fishing/angling, boating

<sup>12</sup> For example, go carting, motor cross, quad biking

and weekday surveys, compared to site B; however, the difference was slight at the weekend.

### **Number of users by type of activity**

- 4.2.12 A range of informal recreational activities was observed. Walking/dog walking was the most popular activity, followed by running, sitting/relaxing/picnicking, and other informal recreation activities.

### **Summary of key findings**

- the most popular usage type was walking/dog walking;
- more people used the south side of the gardens compared to the north side, especially during the weekday survey; and
- moderate usage was observed at the gardens. There were no benches within the open space, which may have restricted the range of activities that were observed.

### **Factors affecting assessment**

- 4.2.13 Usage of both sections of Camden Gardens was relatively high according to the surveys.

- 4.2.14 It should be noted that there are no benchmarks against which to judge whether an open space is well used or not for a given population density. Usage is only one of the criteria by which the value to the community of an open space is assessed.

## 5 References

LBC (no date), *An Open Space Strategy for Camden 2006 – 2011*, Camden Council, London.

London Gardens Online; Camden Gardens; [www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM015](http://www.londongardensonline.org.uk/gardens-online-record.asp?ID=CAM015); Accessed: 10 June 2013.

Castlehaven Community Association; Castlehaven Community Centre; [www.castlehaven.org.uk](http://www.castlehaven.org.uk); Accessed: 1 October 2013.